

ZB# 94-32

Richard Freed

59-5-2

Prelim.

Sept. 12, 1994.

Motion to send R.H.
Need:

Copy of ① Deed. 4

② Title Report

③ Fees: 500.00

~~300.00~~

④ Photos 4

Letters out - 11/15/94.

Public Hearing:

December 12,

1994.

Approved

12/12

4/0

Area variance

Approved.

Refund

of \$194.00 sent

#94-32-Need, Richard

Area.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Nov. 14 14359
1994

Received of Richard + Gloria Freed \$ 50⁰⁰/₁₀₀

fifty 00/100 DOLLARS

For # 94-32 Zoning Board

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Ch # 7190</u>		<u>50.00</u>

By Dorothy H. Hansen
sh

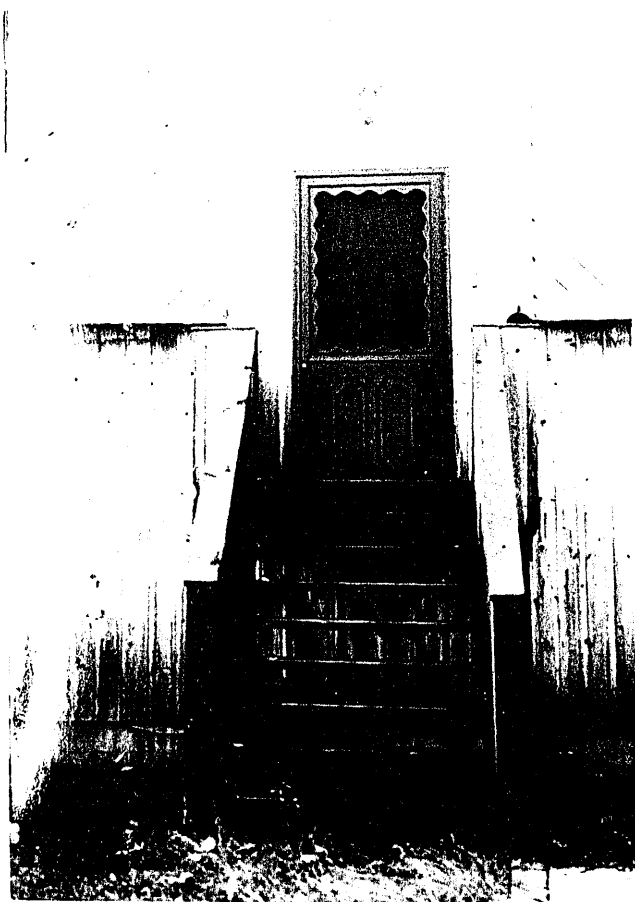
Town Clerk
Title

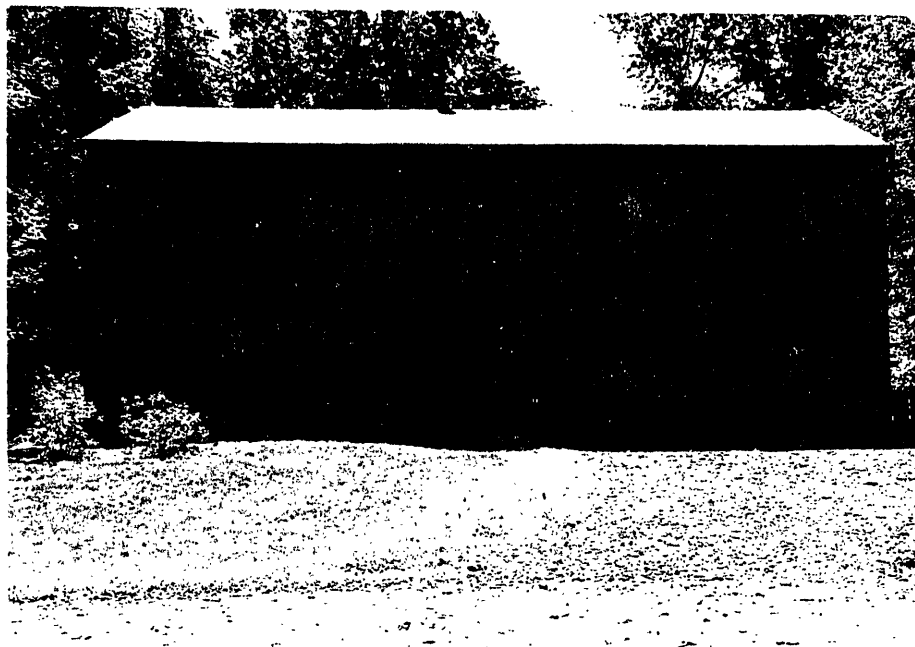
© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564



John Clerk

Title





Una.

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Freed, Richard

FILE # 94-32

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE \$ 50.00 4 Paid
* * * * * #7191

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00 4 Paid
#7190
11/14/94

DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE 9/12/94 - 3 pages . . . \$ 13.50
2ND PRELIM. MEETING - PER PAGE . . . \$
3RD PRELIM. MEETING - PER PAGE . . . \$
PUBLIC HEARING - PER PAGE 5 pages 12/12/94 . . . \$ 22.50
PUBLIC HEARING (CONT'D) PER PAGE . . . \$
TOTAL \$ 36.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING- HRS. 9/12/94 \$ 35.00
2ND PRELIM. HRS. 12 \$
3RD PRELIM. HRS. \$
PUBLIC HEARING HRS. 12/12/94 \$ 35.00
PUBLIC HEARING HRS. (CONT'D) \$

TOTAL HRS. @ \$ PER HR. \$
TOTAL \$ 70.00

MISC. CHARGES:

TOTAL \$ 106.00

LESS ESCROW DEPOSIT . . . \$ 300.00
(ADDL. CHARGES DUE) . . . \$
REFUND TO APPLICANT DUE . \$ 194.00

(ZBA DISK#7-012192.FEE)

Date 12/30, 19 94

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Richard Freed DR.

17 Ridgeview Rd.
Salisbury Mills, N.Y. 12577.

Charge: ZBA

DATE _____

CLAIMED

ALLOWED

[illegible]

file

-----x
In the Matter of the Application of

RICHARD FREED,

DECISION GRANTING
AREA VARIANCE.

#94-32.

-----x
WHEREAS, RICHARD FREED, 17 Ridgeview Road, New Windsor, New York 12553, has applied for a 6 ft. front yard variance to replace a front porch at the above location in an R-4 zone; and

WHEREAS, the applicant appeared before the Board for this proposal; and

WHEREAS, a public hearing was held on the 12th day of December, 1994; and

WHEREAS, there were no spectators present at the public hearing; and

WHEREAS, there was no opposition to the application before the Board; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence presented by the applicant showed that:

(a) This property is improved by a one-family home in a neighborhood of one-family homes.

(b) The one-family home in this matter has a significant drop between the bottom of the front door and the ground level at the main entrance. It currently has a porch and stairs in that drop area which makes it safe for persons to enter or leave the residence. The applicant seeks to replace the existing porch.

(c) The building has an existing porch which is unsightly and in poor enough repair that it is or may become unsafe.

(d) The house is so situated that the area of the existing porch which the applicant proposes to replace faces the back of other properties and will not be seen by persons in or visiting those neighboring properties.

(e) The proposed porch if constructed will improve the value of the home by increasing its attractiveness and safety. An improvement in the value of the home will benefit the owners of properties in the neighborhood as well as this owner.

(f) The variance sought is approximately 17%. The applicant seeks to have an encroachment on the normal front yard

setback but if that encroachment is granted there will remain considerable set back area and the appearance of the home will not be inappropriate nor will it appear closer to the roadway than is consistent with the neighborhood.

(g) The variance as requested is necessary to construct an aesthetically pleasing and practical porch and entrance stairs which could not be done without a variance or with less of a variance than the applicant is requesting.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties since this is a replacement of an existing porch.

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

3. The variance sought of approximately 17% is not substantial considering that there will remain 29 ft. of front yard set back if the variance is granted.

4. The requested variance will not have an adverse impact or effect on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the applicant faces in conforming to the bulk regulations is a self-created hardship since the applicant seeks permission to construct a non-conforming porch but the variance is nevertheless warranted because this porch will enhance the value of the home and the neighborhood and will not detract from or have an adverse impact on the neighborhood in any way.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variance is granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested area variance is the minimum variance necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

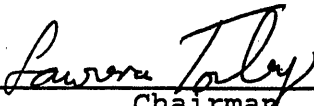
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 6 ft. front yard variance to replace a porch at the residential dwelling located at the above address in an

R-4 zone, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: February 27, 1995.


Chairman

(ZBA DISK#12-022295.RF)

Date 12/19/94, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances RWh 147 Syamoe Dr DR.
New Windsor Ny 12553

DATE			CLAIMED	ALLOWED
12/12/94	Zoning Board Meeting		75 00	
	Misc - 1			
	Denhoff - 3			
	Lovano - 4			
	Bowe - 8			
	Freed - 5	22.50		
	Di Nitto - 16			
	Lippalis - 3			
	<u>40pp</u>		180 00	
			255 00	

PUBLIC HEARING:FREED, RICHARD

MR. NUGENT: Request for 6 ft. front yard variance to construct front porch at 17 Ridgeview Road in an R-4 zone. Let the record show that there's no one in the audience.

Mr. Richard Freed appeared before the board for this proposal.

MR. FREED: You have some photographs and a sketch, I'd like to just point the things out to you. First of all, if you look at the porch, it is rather unsightly. It was hard to take pictures cause the sun. Can we separate these and also I have a sketch that I submitted. Also I have the original here. If you will notice the porch is pretty unsightly and I feel and also if you will notice over here what I started to do I started to put in a walkway and I said to myself what am I doing by putting in a walkway which really what I got to do is put a new porch in and this picture shows the view from the porch. There's no, all I do is face onto somebody's back yard, that my porch doesn't face onto anybody else's porch. If you look also if you look at my street, it's a dead-end street.

MR. NUGENT: Back porch or front?

MR. FREED: Front porch. You see there's a map here, here's a sketch of the porch. Also, you notice what I did is I correlated the sketch to the photograph. If you look at the photograph, you'll see I indicated where the door jamb is and where the picture window is, see here's the picture window and here's the garage door jamb and here's the picture window and I related that in the sketch and I shot 6 inch reveal that you have over ehre so I, so I see the porch is pretty unsightly. Here's another shot. What I really want to do is here is a better picture, see how unsightly that porch is and what I want to do after I put the porch in I want to put blacktop in and I also want to do some landscaping and also if you see when you look down from the porch, you look down, all you see is somebody's

back yard. And I'll show you how that works. Where is the tax map? See here's my house, see Ridgeview Road, if you look over here, here's the front of my house, when you look down, all you do is see people's back yards. See, in other words, my porch faces out. If I was to extend a porch out to the street, no one would see because over here is what's his names' farm there, Rackowicki's farm and then if you go a half a mile, you have got Station Road and if you also notice when I sent out the notices, everybody in the 500 foot radius, there's only 30 families. The sewer line ends at my house. You can't get any further than that. I really think it will really improve the looks of my house because I also want to do blacktopping and I want to do some landscaping and really, I mean nobody has any objection, nobody could possibly have any objection. This is looking straight across the street and you're looking straight down here because I don't face onto a neighbor's front yard, nobody.

MR. KANE: So in essence, you feel that it is going to improve the neighborhood?

MR. FREED: The neighborhood.

MR. KANE: And it doesn't possess any type of hazard?

MR. FREED: No, because my new porch will be bigger and safer and everything else like that.

MR. KANE: And obviously by no one present in the audience nobody disapproves of you making the changes to the property.

MR. FREED: Right and also as you also see, I'm not even facing anybody else's front porch. I'm facing Wright, facing everybody's back yard, really doesn't face his back yard.

MR. KRIEGER: Just let me, I'd like to--

MR. TORLEY: I'd like to place on the record the affidavit of Pat Barnhart regarding the mailing of 34 envelopes.

MR. FREED: Here's a copy of the ad and I have done everything I possibly could and I can't see how anybody can object to it. It will make the neighborhood look better and my house look better.

MR. TORLEY: If you were to build a front porch in accordance with the zoning, you feel it would not be as safe a front porch and not big enough?

MR. FREED: It would look like a bowling alley. It would only be out 4 foot and you know it would look like a bowling alley it would look funny.

MR. TORLEY: You think that would be economically justifiable and an asset for your house?

MR. FREED: Absolutely, absolutely.

MR. KRIEGER: Four foot, the stairs would be so steep.

MR. FREED: Then I'd have to make the porch short or cockeyed. I couldn't center the porch cause I couldn't put the steps out passed the edge of the porch, follow what I am saying. So this way actually what I would do I'd have a little platform, would just be moving over there, it would look funny and off centered and also because it would be better because the steps go right down on to the driveway, the edge of the driveway looks a lot nicer. Does anybody have any questions?

MR. KRIEGER: Let me ask the building inspector what percentage or ratio of the available front yard requirement would this take up? How much of a variance would he need?

MR. FREED: Six feet.

MR. KRIEGER: What's he allowed?

MR. BABCOCK: He's allowed 6 foot. He's 41 feet off the property line and he's allowed to be 35, that is 6 foot.

MR. KRIEGER: He needs additional six feet?

MR. BABCOCK: That is correct.

MR. KRIEGER: Out of 35?

MR. BABCOCK: That is correct.

MR. KRIEGER: Mr. Freed, you feel that that is the minimum needed to build the porch?

MR. FREED: Practical proportion.

MR. KRIEGER: To build the porch that you intend?

MR. FREED: Yes, because this way it won't look like a bowling alley.

MR. KRIEGER: That is what you need to build this porch?

MR. FREED: Yes.

MR. KRIEGER: And this porch, this existing porch has to be replaced?

MR. FREED: Yes, it's going to be torn out and replaced.

MR. KRIEGER: Just due to age?

MR. FREED: Yes and also when you pull up to the house, I think I live in a nice house, it just looks bad, you know.

MR. KRIEGER: There are aesthetic lessons in addition to the age but the age alone would be enough?

MR. FREED: Yes.

MR. KRIEGER: That is enough, thank you.

MR. NUGENT: I'll accept a motion if there's no further question.

MR. TORLEY: I move we grant Mr. Freed the requested variances.

December 12, 1994

21

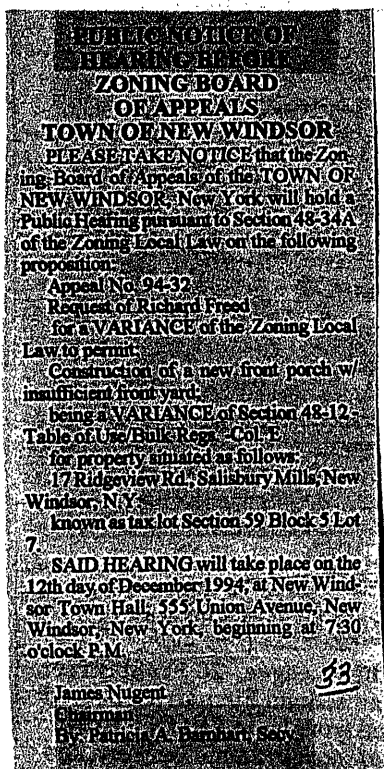
MR. KANE: I second it.

ROLL CALL

MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. KANE	AYE
MR. NUGENT	AYE

ORDER TO CONSTRUCT SIGLE-FAMILY RESIDENCE IN AN R-4 ZONE.

- 59-5-2 O'BRIEN, MARY/ROE, ROBT. AREA VARIANCE GRANTED
RIDGEVIEW ROAD R-4 ZONE #86-41 12/08/86
REQUEST FOR 4,520 S.F. LOT AREA VARIANCE FOR CONSTRUCTION OF
SINGLE FAMILY RESIDENCE ON RIDGEVIEW ROAD IN R-4 ZONE.
#94-32 FREED, RICHARD - REQUEST FOR 6 FT. FRONT YARD VARIANCE TO
CONSTRUCT FRONT PORCH AT 17 RIDGEVIEW ROAD IN AN R-4 ZONE. GRANTED ON
12/12/94.
- 59-6-6 BARBIERI, KENNETH AREA VARIANCE GRANTED
53 VALLEY VIEW DRIVE R-4 ZONE #92-2 03/09/92
REQUEST FOR 14 FT. 1 IN. FRONT YARD VARIANCE IN ORDER TO OBTAIN A
CERTIFICATE OF COMPLIANCE FOR EXISTING DECK AT VALLEY VIEW DRIVE
RESIDENCE IN R-4 ZONE.
- 60-1-4 AGRESTI, RAMONA INTERP/AREA VARIANCES GRANTED IN PART
59 LAKESIDE DRIVE R-4 ZONE #94-13 07/11/94
REQUEST FOR INTERPRETATION CONCERNING THE PRE-EXISTING
NON-CONFORMING LOTS AND 6,445 S.F. LOT AREA AND 42 FT. REQUIRED STREET
FRONTAGE VARIANCES. ZBA INTERPRETED THAT THERE ARE TWO (2) LOTS,
HOWEVER, THEY TABLED THE AREA VARIANCES PENDING FURTHER REVIEW BY THE
PLANNING BOARD.
- 60-1-19 FRISCH, THOMAS AREA VARIANCE GRANTED
SHORT ROAD (BDL) R-4 ZONE #91-22 07/22/91
REQUEST FOR 11 FT. REAR YARD VARIANCE TO CONSTRUCT DECK AT SHORT
ROAD RESIDENCE IN R-4 ZONE.
- 60-1-20 OWENS, ETHEL AREA VARIANCE GRANTED
SHORT ROAD R-4 ZONE #89-21 05/08/89
REQUEST FOR 15 FT. FRONT YARD VARIANCE FOR EXISTING DECK ATTACHED
TO RESIDENTIAL DWELLING ON SHORT ROAD.
- 61-1-7&8 ROSSETTI, NORMA AREA VARIANCES GRANTED
5 RAM ROAD/LAKE ROAD R-4 ZONE #94-35 09/26/94
REQUEST FOR 34 FT. FRONT YARD VARIANCE FOR EXISTING DECK AND
VARIANCES FROM SECTION 48-14A(4) AND 48-14c(1) OF THE SUPPLEMENTARY
YARD REGULATIONS FOR THE GARAGE, SHED AND FENCE WHICH PROJECT CLOSER
TO ROAD THAN PRINCIPAL BUILDING. APPLICANT PRESENTED AFFIDAVITS FROM
SEVERAL AREA RESIDENTS STATING THAT THE POOL STRUCTURE AND FENCE WERE
IN PLACE AROUND 1960.
- 61-1-14.1 GOOD, HARRY INTERPRETATION 12/14/87
LAKE ROAD R-4 #87-57
REQUEST INTERPRETATION OF SECTION 48-25B AND 48-26: THAT MOVING,
RECONSTRUCTING OR ENLARGING A NON-CONFORMING BUILDING IN CONJUNCTION
WITH SECTION 48-25B AND 48-26 OF THE ZONING LOCAL LAW AT PREMISES
LOCATED IN AN R-4 ZONE ON LAKE ROAD, THAT SAME IS PERMITTED UNDER THIS
SECTION. HOWEVER, A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR
THE NEW PROPOSED STRUCTURE UNTIL THE OLD STRUCTURE IS REMOVED.
- 62-1-3.2 MANS, LOURENS AREA VARIANCES GRANTED
SHORE DRIVE R-4 ZONE #90-37 02/25/91
REQUEST TO VARY SECTION 48-14A(4) OF THE SUPPLEMENTARY YARD
REGULATIONS IN ORDER TO CONSTRUCT A GARAGE IN THE FRONT PORTION OF
RESIDENTIAL PARCEL WHICH WILL PROJECT NEARER TO THE STREET ON WHICH
THE PRINCIPAL BUILDING FRONTS THAN SUCH PRINCIPAL BUILDING IN R-4



State of New York

County of Orange, ss:

E.W. Smith, being duly sworn

disposes and says that he is

President of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is a

true copy was published once

in said newspaper, commencing on

the 17th day of Nov. A.D., 1994

and ending on the 17th day of Nov.

A. D. 1994

Subscribed and shown to before me

this 18th day of Nov., 1994

Maureen S. Mailer

Notary Public of the State of New York

County of Orange.

My commission expires _____

MAUREEN S. MAILER
Notary Public, State of New York
Qualified in Orange County
Reg. # 5026301
Commission Expires April 18, 1996

In the Matter of Application for Variance of

Applicant.

#94-32

PATRICIA A. BARNHART, being duly sworn, deposes and says:

On November 15, 1994, I compared the 34 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
15th day of November, 1994.

Deborah Allen
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984066
Commission Expires July 15, 1995

(TA DOCDISK#7-030586.AOS)

JERALD FIEDELHOLTZ, P. C.

ATTORNEY AND COUNSELLOR AT LAW

JERALD FIEDELHOLTZ

—
VERN LAZAROFF

—
XXXXXXXX
XXXXXXXXXXXXXXXXXXXX

POST OFFICE BOX 4088

270 QUASSAICK AVENUE

New Windsor, New York 12550

(914) 562-4830

February 24, 1988

Mr. and Mrs. Freed
49 Vails Gate Heights Drive
New Windsor, New York 12550

Re: Freed with Montro Builders
Our File No. 11-674

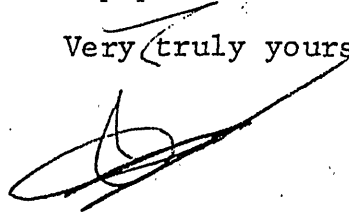
Dear Mr. and Mrs. Freed:

Enclosed herewith please find your deed with regard to the above entitled matter.

This deed has been recorded in the Orange County Clerk's Office on January 12, 1988 in Liber 2869.

Please keep this with all other important papers.

Very truly yours,

A handwritten signature, possibly "JF", is written over the closing "Very truly yours,".

JF/srl

Encl.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

P71251

THIS INDENTURE, made the 6th day of January nineteen hundred and Eighty Eight
BETWEEN

MONTRO BUILDERS, INC., a domestic corporation with principal
offices at 131 Woodcock Mountain Road
Washingtonville, New York 10992

party of the first part, and

RICHARD FREED AND GLORIA FREED, husband and wife,
residing at 49 Vails Gate Heights Drive
New Windsor, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100-----

-----(\$10.00)-----dollars,

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, County of Orange, State of
New York more particularly described as follows:

own of
ew Windsor
9-5-2

BEGINNING at or near an iron pipe found in the southerly line of Ridgeview Road, 50.00 feet wide, where the same is intersected by the division line of Lot #39 on the east and Lot #40 on the west as shown on a certain subdivision plat entitled, "Map of Windsor Hills, Salisbury Mills", filed in the Orange County Clerk's Office on August 26, 1950 as Map #1448 and running thence,

1. S. 14 degrees 06' 00" W. 162.76 feet to an iron pipe found: thence,
2. N. 76 degrees 19' 00" W. 100.00 feet to an iron pipe set; thence,
3. N. 14 degrees 06' 00" E. 163.49 feet along the easterly line of lands now or formerly of Rhein as described in Liber 2450 Page 17, to an iron pipe found in the aforementioned line of Ridgeview Road; thence,
4. S. 75 degrees 54' 00" E. 100.00 feet along said line of Ridgeview Road to the point or place of BEGINNING.

Containing 16, 313 square feet.

Being the same property as shown on survey prepared by Raimondi Associates, P.C. dated December 29, 1986 and last revised December 23, 1987 for Richard & Gloria Freed.

BEING the same premises conveyed by Mary J. O'Brien to Robert W. Roe by deed dated January 27, 1986 and recorded in the Orange County Clerk's Office on February 19, 1987 in Liber 2663 of Deeds at Page 6.

This conveyance is in the regular and ordinary course of business of the grantor corporation herein and does not constitute all or substantially all of the grantor's assets.

LIBER 2809 PG 147

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

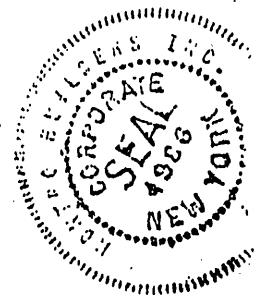
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

MONTRO BUILDERS, INC.

By:

Robert W. Roe
Robert W. Roe, President



LIBER 2869 PG 148

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

MONTRO BUILDERS, INC

TO

RICHARD FREED
GLORIA FREED

11-674

RECORD AND RETURN TO:
(Name and Address)

TERALD FIEDELHOLTZ, ESQ
270 QUASSACK AVE
NEW WINDSOR, N.Y. 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. **050432** DATE **1-10-88** AFFIDAVIT FILED _____ 19 _____

INSTRUMENT TYPE: DEED _____ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

BG20 Blooming Grove _____
CH22 Chester _____
CO24 Cornwall _____
CR26 Crawford _____
DP28 Deerpark _____
GO30 Goshen _____
GR32 Greenville _____
HA34 Hamptonburgh _____
HI36 Highland _____
MK38 Minisink _____
ME40 Monroe _____
MY42 Montgomery _____
MH44 Mount Hope _____
NT46 Newburgh (T) _____
NW48 New Windsor _____
TU50 Tuxedo _____
WL52 Walkill _____
WK54 Warwick _____
WA56 Wawayanda _____
WO58 Woodbury _____
MN09 Middletown _____
NC11 Newburgh _____
PJ13 Port Jervis _____
9999 Hold _____

SERIAL NO. _____

Mortgage Amount \$ _____

Exempt Yes _____ No _____

3-6 Cooking Units Yes _____ No _____

Received Tax on above Mortgage

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

MARION S. MURPHY
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on the **12th** day of **Jan** 19 **88** at **10:06**

2367 M. in Liber/Film

146 at page and examined.

Marion S. Murphy
County Clerk

CHECK _____ CASH _____ CHARGE _____

MORTGAGE TAX \$ _____

TRANSFER TAX \$ **680-**

RECORD. FEE \$ **14**

REPORT FORMS \$ **5**

CERT. COPIES \$ _____

RECEIVED

\$ **680.00**

REAL ESTATE

JAN 12 1988

TRANSFER TAX
ORANGE COUNTY

LIDER 2869 PG 146

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF Orange

On the 6th day of January 1988, before me personally came Robert W. Roe to me known, who, being by me duly sworn, did depose and say that he resides at No. 131 Woodcock Mtn. Rd., Washingtonville, NY ; that he is the President of Montro Builders, Inc.

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Notary Public

David Donovan
Notary Public, State of New York
No. 4888187-Qualified Orange County
Commission Expires March 9, 1985

ss: | STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

58: STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No. .

that he is the
of

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 871251

Montro Builders, Inc.

TO

Richard & Gloria Freed

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



american title insurance company
northeast region

A Member of The Continental Insurance Companies

SECTION 59

BLOCK 5

LOT 2

COUNTY OR TOWN Town of New Windsor

Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

Jerald Fiedelholtz, Esq.
270 Quassick Ave.
New Windsor, NY 12550

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

INDEX 2869 PG 149



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

34

November 2, 1994

Mr. Richard Freed
17 Ridgeview RD
Salisbury, Mills NY 12577

RE: Tax Map Parcel #59-5-2

Dear Mr. Freed:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

Leslie Cook

Leslie Cook
Sole Assessor

LC/co

cc: Pat Barnhart

Halinan, Michael J. & Mary Alice
5 Ridgeview Road
Salisbury Mills, NY 12577

Miserendino, Bennie & Mary
49 Valley View Drive
Salisbury Mills, NY 12577

Olsen, Jerry & Linda
45 Valley View Road
Salisbury Mills, NY

Racette, Eugene L. & Florence P.
43 Valley View Drive
Salisbury Mills, NY 12577

Toole, Vera M. & Charles F.
RD #1 Lakeview Road
Salisbury Mills, NY 12577

Feuerbach, William F. & Diane S.
8 Finley Drive
Salisbury Mills, NY 12577

Cavazza, Paul J. & Dina P.
562 South Street
Highland, NY 12528

Flanagan, Lillian M.
7 Finley Drive
Salisbury Mills, NY 12577

Aliotta, Philip V. & Joann M.
11 Finley Drive
Salisbury Mills, NY 12577

Glendenning, John Gregory & Vera
13 Birchwood Lane
Salisbury Mills, NY 12577

County of Orange
255-275 Main Street
Goshen, NY 10924

Nieman, William R. & Anne Marie
10 Anne Marie Drive
Salisbury Mills, NY 12577

Dragonetti, Ralph E. Jr.
6 Forest Lane
Salisbury Mills, NY 12577

Clayton, Sally W.
30 Hillcrest Drive
Salisbury Mills, NY 12577

Mahoney, Michael J. & Elizabeth A.
32 Hillcrest Drive
Salisbury Mills, NY 12577

Bow, David & Eileen
7 Forest Lane
Salisbury Mills, NY 12577

Youmans, William H. & Ellen M.
3 Forest Lane
Salisbury Mills, NY 12577

Lachance, Peter & Andrea
22 Ridgeview Road
Salisbury Mills, NY 12577

Ferraioli, Gilda
1 Forest Lane
Salisbury Mills, NY 12577

Rodriguez, Emilio
28 Hillcrest Drive
Salisbury Mills, NY 12577

Gisselbrecht, George L. Jr. & Mary Jane
8 Birchwood Lane
Salisbury Mills, NY 12577

Sanchez, Andrew J. & Linda
RR 1, Box 274
Salisbury Mills, NY 12577

Rhein, Danny & Janine
19 Ridge View Road
Salisbury Mills, NY 12577

Araneo, Vincent A. & Marina
15 Ridgeview Road
Salisbury Mills, NY 12577

Travers, Mark & M. Anne
11 Ridgeview Road
Salisbury Mills, NY 12577

Meehan, James F. & Suzanne
9 Ridgeview Road
Salisbury Mills, NY 12577

D'Jovin, Robert & Bonnie
7 Ridgeview Road
Salisbury Mills, NY 12577

Arrant, Laurence & Lisa
31 Hillcrest Drive
Salisbury Mills, NY 12577

Bernstein, Janice
29 Hillcrest Drive
Salisbury Mills, NY 12577

Kiefer, Vincent Jr.
371 No. Elting Corners Road
Highland, NY 12528

Kiefer, Vincent R. & Helen M.
1855 Bogart Ave., Apt. #B4
Bronx, NY 10462

Suman, Katherine
12 Ridge View Road
Salisbury Mills, NY 12577

Washburn, Raymond F. & Colleen A.
2 Forest Lane
Salisbury Mills, NY 12577

Rakowiecki, Frances J.
423 Station Road
Salisbury Mills, NY 12577

TITLE Insurance POLICY

NEW YORK OFFICE

655 Third Avenue
New York, New York 10017
Telephone: (212) 949-0100



Issued By

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

Title Insurance Since 1876

HOME OFFICE
EIGHT PENN CENTER
PHILADELPHIA, PA 19103

B-1089-2

CONDITIONS CONTINUED FROM INSIDE FRONT COVER

Section 6

COINSURANCE AND APPORTIONMENT

(a) In the event that a partial loss occurs after the insured makes an improvement subsequent to the date of this policy, and only in that event, the insured becomes a coinsurer to the extent hereinafter set forth.

If the cost of the improvement exceeds twenty per centum of the amount of this policy, such proportion only of any partial loss established shall be borne by the company as one hundred twenty per centum of the amount of this policy bears to the sum of the amount of this policy and the amount expended for the improvement. The foregoing provisions shall not apply to costs and attorneys' fees incurred by the company in prosecuting or providing for the defense of actions or proceedings in behalf of the insured pursuant to the terms of this policy or to costs imposed on the insured in such actions or proceedings, and shall apply only to that portion of losses which exceed in the aggregate ten per cent of the face of the policy.

Provided, however, that the foregoing coinsurance provisions shall not apply to any loss arising out of a lien or encumbrance for a liquidated amount which existed on the date of this policy and was not shown in Schedule B; and provided further, such coinsurance provisions shall not apply to any loss if, at the time of the occurrence of such loss, the then value of the premises, as so improved, does not exceed one hundred twenty per centum of the amount of this policy.

(b) If the premises are divisible into separate, independent parcels, and a loss is established affecting one or more but not all of said parcels, the loss shall be computed and settled on a pro rata basis as if this policy were divided pro rata as to value of said separate, independent parcels, exclusive of improvements made subsequent to the date of this policy.

(c) Clauses "(a)" and "(b)" of this section apply to mortgage policies only after the insured shall have acquired the interest of the mortgagor.

(d) If, at the time liability for any loss shall have been fixed pursuant to the conditions of this policy, the insured holds another policy of insurance covering the same loss issued by another company, this company shall not be liable to the insured for a greater proportion of the loss than the amount that this policy bears to the whole amount of insurance held by the insured, unless another method of apportioning the loss shall have been provided by agreement between this company and the other insurer or insurers.

Section 7

ASSIGNMENT OF POLICY

If the interest insured by this policy is that of a mortgagee, this policy may be assigned to and shall inure to the benefit of successive assignees of the mortgage without consent of this company or its endorsement of this policy. Provision is made in the rate manual of New York Board of Title Underwriters filed with the Superintendent of Insurance of the State of New York on behalf of this and other

member companies for continuation of liability to grantees of the insured in certain specific circumstances only. In no circumstance provided for in this section shall this company be deemed to have insured the sufficiency of the form of the assignment or other instrument of transfer or conveyance or to have assumed any liability for the sufficiency of any proceedings after the date of this policy.

Section 8

SUBROGATION

(a) This company shall to the extent of any payment by it of loss under this policy, be subrogated to all rights of the insured with respect thereto. The insured shall execute such instruments as may be requested to transfer such rights to this company. The rights so transferred shall be subordinate to any remaining interest of the insured.

(b) If the insured is a mortgagee, this company's right of subrogation shall not prevent the insured from releasing the personal liability of the obligor or guarantor or from releasing a portion of the premises from the lien of the mortgage or from increasing or otherwise modifying the insured mortgage provided such acts do not affect the validity or priority of the lien of the mortgage insured. However, the liability of this company under this policy shall in no event be increased by any such act of the insured.

Section 9

MISREPRESENTATION

Any untrue statement made by the insured, with respect to any material fact, or any suppression of or failure to disclose any material fact, or any untrue answer by the insured, to material inquiries before the issuance of this policy, shall void this policy.

Section 10

NO WAIVER OF CONDITIONS

This company may take any appropriate action under the terms of this policy whether or not it shall be liable hereunder and shall not thereby concede liability or waive any provision of this policy.

Section 11

POLICY ENTIRE CONTRACT

All actions or proceedings against this company must be based on the provisions of this policy. Any other action or actions or rights of action that the insured may have or may bring against this company in respect of other services rendered in connection with the issuance of this policy, shall be deemed to have merged in and be restricted to its terms and conditions.

Section 12

VALIDATION AND MODIFICATION

This policy is valid only when duly signed by a validating officer or agent. Changes may be effected only by written endorsement. If the recording date of the instruments creating the insured interest is later than the policy date, such policy shall also cover intervening liens or encumbrances, except real estate taxes, assessments, water charges and sewer rents.

ENDORSEMENTS

Title Insurance

Policy

POLICY NUMBER

606-259400



COMMONWEALTH LAND

TITLE INSURANCE COMPANY

A Reliance Group Holdings Company

In Consideration of the payment of its charges for the examination of title and its premium for insurance, insures the within named insured against all loss or damage not exceeding the amount of insurance stated herein and in addition the costs and expenses of defending the title, estate or interest insured, which the insured shall sustain by reason of any defect or defects of title affecting the premises described in Schedule A or affecting the interest of the insured therein as herein set forth, or by reason of unmarketability of the title of the insured to or in the premises, or by reason of liens or encumbrances affecting title at the date hereof, or by reason of any statutory lien for labor or material furnished prior to the date hereof which has now gained or which may hereafter gain priority over the interest insured hereby, or by reason of a lack of access to and from the premises, excepting all loss and damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth in Schedule B, or by the conditions of this policy hereby incorporated into this contract, the loss and the amount to be ascertained in the manner provided in said conditions and to be payable upon compliance by the insured with the stipulations of said conditions, and not otherwise.

In Witness Whereof, Commonwealth Land Title Insurance Company has caused this policy to be signed and sealed on its date of issue set forth herein.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Countersigned:

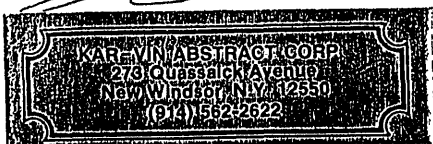
Authorized Validating Signature



Attest:

President

Secretary



CONDITIONS OF THIS POLICY

Section 1

DEFINITIONS

(a) Wherever the term "insured" is used in this policy it includes those who succeed to the interest of the insured by operation of law including, without limitation, heirs, distributees, devisees, survivors, personal representatives, next of kin or corporate successors, as the case may be, and those to whom the insured has assigned this policy where such assignment is permitted by the terms hereof, and whenever the term "insured" is used in the conditions of this policy it also includes the attorneys and agents of the "insured."

(b) Wherever the term "this company" is used in this policy it means *Commonwealth Land Title Insurance Company*.

(c) Wherever the term "final determination" or "finally determined" is used in this policy, it means the final determination of a court of competent jurisdiction after disposition of all appeals or after the time to appeal has expired.

(d) Wherever the term "the premises" is used in this policy, it means the property insured herein as described in Schedule A of this policy including such buildings and improvements thereon which by law constitute real property.

(e) Wherever the term "recorded" is used in this policy it means, unless otherwise indicated, recorded in the office of the recording officer of the county in which property insured herein lies.

Section 2

DEFENSE AND PROSECUTION OF SUITS

(a) This company will, at its own cost, defend the insured in all actions or proceedings founded on a claim of title or encumbrance not excepted in this policy.

(b) This company shall have the right and may, at its own cost, maintain or defend any action or proceeding relating to the title or interest hereby insured, or upon or under any covenant or contract relating thereto which it considers desirable to prevent or reduce loss hereunder.

(c) In all cases where this policy requires or permits this company to prosecute or defend, the insured shall secure to it the right and opportunity to maintain or defend the action or proceeding, and all appeals from any determination therein, and give it all reasonable aid therein, and hereby permits it to use therein, at its option, its own name or the name of the insured.

(d) The provisions of this section shall survive payment by this company of any specific loss or payment of the entire amount of this policy to the extent that this company shall deem it necessary in recovering the loss from those who may be liable therefor to the insured or to this company.

Section 3

CASES WHERE LIABILITY ARISES

No claim for damages shall arise or be maintainable under this policy except in the following cases:

(a) Where there has been a final determination under which the insured may be dispossessed, evicted or ejected from the premises or from some part or undivided share or interest therein.

(b) Where there has been a final determination adverse to the title, upon a lien or encumbrance not excepted in this policy.

(c) Where the insured shall have contracted in good faith in writing to sell the insured estate or interest, or where the insured estate has been sold for the benefit of the insured pursuant to the judgment or order of a court and the title has been rejected because of a defect or encumbrance not excepted in this policy and there has been a final determination sustaining the objection to the title.

(d) Where the insurance is upon the interest of a mortgagee and the mortgage has been adjudged by a final determination to be invalid or ineffectual to charge the insured's estate or interest in the premises, or subject to a prior lien or encumbrance not excepted in this policy; or where a recording officer has refused to accept from the insured a satisfaction of the insured mortgage and there has been a final determination sustaining the refusal because of a defect in the title to the said mortgage.

(e) Where the insured shall have negotiated a loan to be made on the security of a mortgage on the insured's estate or interest in the premises and the title shall have been rejected by the proposed lender and it shall have been finally determined that the rejection of the

title was justified because of a defect or encumbrance not excepted in this policy.

(f) Where the insured shall have transferred the title insured by an instrument containing covenants in regard to title or warranty thereof and there shall have been a final determination on any of such covenants or warranty, against the insured, because of a defect or encumbrance not excepted in this policy.

(g) Where the insured estate or interest or a part thereof has been taken by condemnation and it has been finally determined that the insured is not entitled to a full award for the estate or interest taken because of a defect or encumbrance not excepted in this policy.

No claim for damages shall arise or be maintainable under this policy (1) if this company, after having received notice of an alleged defect or encumbrance, removes such defect or encumbrance within thirty days after receipt of such notice; or (2) for liability voluntarily assumed by the insured in settling any claim or suit without the written consent of this company.

Section 4

NOTICE OF CLAIM

In case a purchaser or proposed mortgage lender raises any question as to the sufficiency of the title hereby insured, or in case actual knowledge shall come to the insured of any claim adverse to the title insured hereby, or in case of the service on or receipt by the insured of any paper, or of any notice, summons, process or pleading in any action or proceeding, the object or effect of which shall or may be to impugn, attack or call in question the validity of the title hereby insured, the insured shall promptly notify this company thereof in writing at its main office and forward to this company such paper or such notice, summons, process or pleading. Delay in giving this notice and delay in forwarding such paper or such notice, summons, process or pleading shall not affect this company's liability if such failure has not prejudiced and cannot in the future prejudice this company.

Section 5

PAYMENT OF LOSS

(a) This company will pay, in addition to the loss, all statutory costs and allowances imposed on the insured in litigation carried on by this company for the insured under the terms of this policy. This company shall not be liable for and will not pay the fees of any counsel or attorney employed by the insured.

(b) In every case where claim is made for loss or damage this company (1) reserves the right to settle, at its own cost, any claim or suit which may involve liability under this policy; or (2) may terminate its liability hereunder by paying or tendering the full amount of this policy; or (3) may, without conceding liability, demand a valuation of the insured estate or interest, to be made by three arbitrators or any two of them, one to be chosen by the insured and one by this company, and the two thus chosen selecting an umpire. Such valuation, less the amount of any encumbrances on said insured estate and interest not hereby insured against, shall be the extent of this company's liability for such claim and no right of action shall accrue hereunder for the recovery thereof until thirty days after notice of such valuation shall have been served upon this company, and the insured shall have tendered a conveyance or assignment of the insured estate or interest to this company or its designee at such valuation, diminished as aforesaid. The foregoing option to fix a valuation by arbitration shall not apply to a policy insuring a mortgage or leasehold interest.

(c) Liability to any collateral holder of this policy shall not exceed the amount of the pecuniary interest of such collateral holder in the premises.

(d) All payments made by this company under this policy shall reduce the amount hereof pro tanto except (1) payments made for counsel fees and disbursements in defending or prosecuting actions or proceedings in behalf of the insured and for statutory costs and allowances imposed on the insured in such actions and proceedings, and (2) if the insured is a mortgagee, payments made to satisfy or subordinate prior liens or encumbrances not set forth in Schedule B.

(e) When liability has been definitely fixed in accordance with the conditions of this policy, the loss or damage shall be payable within thirty days thereafter.

CONDITIONS CONTINUED ON INSIDE BACK COVER

SCHEDULE A

The premises in which the insured has the estate or interest covered by this policy.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, more particularly described as follows:

BEGINNING at or near an iron pipe found in the southerly line of Ridgeview Road, 50.00 feet wide, where the same is intersected by the division line of Lot #39 on the east and Lot #40 on the west as shown on a certain subdivision plat entitled, "Map of Windsor Hills, Salisbury Mills", filed in the Orange County Clerk's Office on August 26, 1950 as Map #1448 and running; thence,

1. S. 14 degrees 06'-00" W 162.76 feet to an iron pipe found; thence,
2. N. 76 degrees-19'-00" W. 100.00 feet to an iron pipe set; thence,
3. N. 14 degrees-06'-00" E. 163.49 feet along the easterly line of lands now or formerly of Rhein as described in Liber 2450, Page 17 to an iron pipe found in the aforementioned line of Ridgeview Road; thence,
4. S. 75 degrees-54'-00" E. 100.00 feet along said line of Ridgeview Road to the point or place of BEGINNING.

Policy No. 606-259400

Title No. H900681

SCHEDULE B (continued)

7. Mortgage made by Richard Freed and Gloria Freed to Inter-County Savings Bank dated 1/06/88 recorded 1/12/88 in Liber 2944 Mp. 59 in the office of the County Clerk, County of Orange.
8. Survey dated 12/29/86 and last revised 12/23/87 made by Raimondi Associates, P.C., shows: 1) frame dwelling, two car garage, wood deck, wood steps, overhead utilities and above ground water lines within bounds, 2) gravel drive leads to Ridge View Road, 3) shale drive belonging to premises now or formerly Araneo shown encroaching up to 4 plus or minus feet inside easterly boundary line.
9. Covenants and restrictions in Liber 1179 Cp. 547 and Liber 1180 Cp. 281. Grants in Liber 775 Cp. 107, Liber 1029 Cp. 282, Liber 1271 Cp. 450 and Liber 1137 Cp. 309.
10. Rights in and to the use of the waters of Beaver Dam Lake are NOT insured.
11. Rights of tenants or persons in possession.
12. Underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same.
13. The amount of acreage is not insured.
14. Policy does not insure title to any land lying within the lines of any street, road, avenue, lane, turnpike or highway in front of or adjoining the premises described in Schedule "A" or which may cross over the same.
15. Subject to rights and easements if any acquired by any public utilities company to maintain its poles and operate its wires, lines etc., in, to and over the premises herein and in, to and over the streets adjacent thereto.
16. No personal inspection having been made by this Company, policy will except any state of facts an inspection would disclose.

Commonwealth Land Title Insurance Company

Policy No. 606-259400 Title No. H900681

Name of Insured: Richard Freed and Gloria Freed

Amount of Insurance: \$170,000.00

Date of Issue: 1/06/88

The estate or interest insured by this policy is fee simple vested in the insured by means of deed

made by Montro Builders, Inc. to the insured dated 1/06/88 and duly recorded in the office of the County Clerk, County of ORANGE.

SCHEDULE B

The following estates, interests, defects, objections to title, liens and incumbrances and other matters are excepted from the coverage of this policy:

1. Defects and incumbrances arising or becoming a lien after the date of this policy, except as herein provided.
2. Consequences of the exercise and enforcement or attempted enforcement of any governmental, war or police powers over the premises.
3. Any laws, regulations or ordinances (including, but not limited to zoning, building, and environmental protection) as to the use, occupancy, subdivision or improvement of the premises adopted or imposed by any governmental body, or the effect of any noncompliance with any violation thereof.
4. Judgements against the insured or estates, interests, defects, objections, liens or incumbrances created, suffered, assumed or agreed to, by or with the privity of the insured.
5. Title to any property beyond the lines of the premises, or title to areas within or rights or easements in any abutting streets, roads, avenues, lanes, ways or waterways, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement, unless this policy specifically provides that such titles, rights, or easements are insured. Notwithstanding any provisions in this paragraph to the contrary, this policy, unless otherwise excepted, insures the ordinary rights of access and egress belonging to abutting owners.
6. Title to any personal property, whether the same be attached to or used in connection with said premises or otherwise.



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

MARKET VALUE POLICY RIDER

Date of Issue: 1/06/88

RIDER NUMBER

751-020674

Name(s) of Insured Homeowner(s)

Title No. H900681

Richard Freed & Gloria Freed

Owner's Statement of Coverage:

In consideration of the payment of the additional premium for the issuance of this Rider to the Basic Policy, the company insures the named homeowner against loss or damage not exceeding the market value of the premises at the time of loss, in accordance with the conditions of the Basic Policy not inconsistent with the provisions of this Rider, and subject to the matters excepted from coverage in Schedule B.

DEFINITIONS:

- (a) The Basic Policy is the policy issued to the named insured herein in the amount of the original purchase price paid for the insured premises, and is identified as N.Y.B.T.U. Form No. 100D or 100E.
- (b) A homeowner is a natural person, fee owner and resident of a one or four family dwelling, a residential condominium unit, or a residential co-operative leasehold interest. The benefits of this Rider shall be available only to the named insured provided he is a homeowner as defined herein at the date of the issuance of this Rider and at the date any claim under this Rider is made.
- (c) Market value at time of loss shall be such value of the insured premises as is established in accordance with the procedures for valuation set forth in paragraph 5(b) (3) of the Basic Policy. Such valuation shall be determined as of the time that Notice of Claim is given to the company pursuant to the Basic Policy, minus the market value of any improvements made to the premises subsequent to the date of the Basic Policy. The valuation procedures set forth in paragraph 5(b) (3) of the Basic Policy shall also apply in the event the insured premises is a residential cooperative leasehold interest.

CONDITIONS:

- (a) Paragraph 6 of the Basic Policy is hereby amended to delete subdivisions (b) and (c). The first and second paragraphs of subdivision (a) are hereby deleted and the following paragraph is substituted in place thereof:
In the event that a partial loss occurs after the insured makes an improvement to the insured premises subsequent to the date of this Rider, the valuation of such partial loss shall be determined in relationship to the market value of the premises at the time of such partial loss, minus the market value of such improvements made to the insured premises subsequent to the date of this Rider.
- (b) Notwithstanding anything herein to the contrary, in the event of a loss, partial or total, the insured shall have the option to elect to value such loss under the terms of this Rider or under the terms and amount of the Basic Policy.
- (c) All other provisions of the Basic Policy, not inconsistent with the provisions of this Rider, shall remain in full force and effect.
- (d) This Rider and the Basic Policy is the entire contract between the named insured and the Company.

IN WITNESS WHEREOF COMMONWEALTH LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers.

Countersigned

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By

Authorized Officer or Agent



By

Joseph A. Burke
President

Attest:

James J. D. Lynch Jr.
Secretary

Pls. publish immediately. Send bill to Applicant at below address.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 94-32

Request of RICHARD FREED

for a VARIANCE of the Zoning Local Law to permit:

CONSTRUCTION OF A NEW FRONT PORCH
w/ insufficient front yard;

being a VARIANCE of Section 48-12 - Table of Use/Bulk
Regs. - Col. E

for property situated as follows:

17 RIDGEVIEW RD
SALISBURY MILLS, New Windsor, N.Y.

known as tax lot Section 52 Block 5 Lot 2.

SAID HEARING will take place on the 12th day of December,
1994, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

James Nugent
Chairman

By: Patricia A. Barnhart, Secy.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

94-32.

Date: 10-22-94

I. ✓ Applicant Information:

- 496-4214
- (a) RICHARD FREED 17 RIDGEVIEW RD SALISBURY MILLS, N.Y. 12577
(Name, address and phone of Applicant) (Owner)
- (b) N/A
(Name, address and phone of purchaser or lessee)
- (c) N/A
(Name, address and phone of attorney)
- (d) JAMES MCCULLOUGH 3/4 LITTLE BRITAIN RD H. 364 12550
(Name, address and phone of contractor/engineer/architect) 565-5981

II. Application type:

- () Use Variance () Sign Variance
- (X) Area Variance () Interpretation

III. ✓ Property Information:

- (a) R-4 17 RIDGEVIEW RD 59.5.2 100 X 163 ±
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/A
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1-6-88
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? No
If so, when? —
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO
- _____

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: _____
(Describe proposal) _____
- _____

^{N/A}
(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) ^{N/A} Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. E.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	_____	<u>N/A</u>
Min. Lot Width	_____	<u>N/A</u>
Reqd. Front Yd. <u>35 Ft.</u>	<u>29 Ft.</u>	<u>6</u> ft.
Reqd. Side Yd. _____	_____	<u>N/A</u>
Reqd. Rear Yd. _____	_____	<u>N/A</u>
Reqd. Street Frontage* _____	_____	<u>N/A</u>
Max. Bldg. Hgt. _____	_____	<u>N/A</u>
Min. Floor Area* _____	_____	<u>N/A</u>
Dev. Coverage* _____ %	_____ %	<u>N/A</u> %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	<u>N/A</u>

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

THIS VARIANCE WILL HAVE NO AFFECT ON
THE NEIGHBORHOOD. IT WILL ONLY IMPROVE
THE APPEARANCE OF MY HOUSE & THE NEIGHBORHOOD
& REMOVE AN UNSIGHTLY PORCH.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) *N/A* Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) *N/A* What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: *N/A*

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

I INTEND TO LANDSCAPE THE PROPERTY &
PUT IN A NEW ~~DRIVE~~ BLACKTOP DRIVEWAY ALL TO
BE COMPATIBLE WITH MY PROPOSED PORCH

IX. Attachments required:


- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 11/14/94

STATE OF NEW YORK.)
COUNTY OF ORANGE) SS.:

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

X 
(Applicant)

Sworn to before me this

14th day of November, 1994.

XI. ZBA Action: Patricia A. Baerhart

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1995.

(a) Public Hearing date:

(b) Variance: Granted (___) Denied (___)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

PRELIMINARY MEETING:

FREED, RICHARD

MR. NUGENT: Request for 6 ft. front yard variance to construct a deck at 17 Ridgeview Road in an R-4 zone.

Mr. Richard Freed appeared before the board for this proposal.

MR. FREED: Well, at the present time, I have actually it's a porch in front of the house, at the present time, the porch is 4 foot by 4 foot, it's a landing, it's unsightly and also when you walk up the steps, you know, like it's, you're not exactly even, you know, and it's just unsightly. Basically, I want to build a porch 8 foot by 12 foot across the front of the house, the porch centered on the house and then in addition to that, I'd like to have a 4 foot landing alongside the porch and then the steps coming down from the landing. It will make the house and neighborhood look a lot nicer. I'm not, like I say, it's a very, there's nobody lives on my street, it's a dead-end street. It's a very, you know it's a very, very rural area.

MR. KANE: Do you have any pictures of it?

MR. FREED: No, I don't. See I had a carpenter to do the job and he told me what I needed basically. I can draw a little plan. I can show you or I think the building inspector has a plan.

MR. NUGENT: I've got something here. You're going to come out eight foot how wide?

MR. FREED: 12 then I'm going to, this is going to be 8 foot by 12 foot, then 4 foot by 4 foot and have the steps going down in front sideways in front of the deck. That is what I am going to do and then I want to enclose this with mesh screening, you know, what they call that, lattice and it will just, you know, make the house look a lot nicer. That is basically what I need and I'm certainly a long distance from the road. If you look on Ridgeview Road on the map is a dead-end street, there's only one house passed me.

MR. NUGENT: Just give us one second for us to see.

MR. TORLEY: 4 X 4 is going to be half the height?

MR. FREED: No, basically the porch will be a rectangle and then I'll step off on to the 4 X 4 and then turn and go down the steps and the steps will be parallel with the 12 foot dimension of the porch.

MR. LANGANKE: Who's doing your graphics?

MR. FREED: I hired a carpenter to do it. Nobody ever goes by my house. I figured I'd do it the right way, get the permit and everything. He's a carpenter and he's a very fine, honest man. He does a little work around my house. He's very good for everything we done according to code and everything.

MR. NUGENT: When you come back for the public hearing, take a couple pictures of the existing porch, what it looks like.

MR. FREED: Okay and when is the public hearing?

MR. NUGENT: We'll get it set up.

MR. TORLEY: I move we set Mr. Freed up for a public hearing regarding the variance request.

MR. KANE: Second that.

ROLL CALL

MR. TORLEY	AYE
MR. LANGANKE	AYE
MR. KANE	AYE
MR. NUGENT	AYE

MR. KRIEGER: If I may, Mr. Chairman, perhaps it's easier if I explain. By law, a Zoning Board cannot act without coming here. It's a creature of law and it's strictly limited by the State Law in that regard. In order to have a public hearing, it is necessary that notices be published and sent by mail and that the

procedures are outlined there. Then after all this notice takes place, then the public hearing is held on the day appointed. Now, once you come for the public hearing, the Zoning Board has to satisfy itself on five different criteria. I'm going to give you a list to take with you, ask that you address yourself at that time to those five because those are the things that on which they are going to have to make a decision, what the State Law says they have to do. After the public hearing is held, then it is the custom of the board to vote at that point, so you know whether your application is granted or not and then sometime later a formal decision will be, the written decision will be entered and you'll be entitled to a copy. But you'll know it that night whether, how this all comes out as the saying goes. But the procedures as I say I want to emphasize that the procedures are not something that either the town or this board made up. It's required by State Law, that a public hearing be held and that notices be sent and those are the requirements.

MR. FREED: It will cost me about \$700 to do this, right?

MR. KRIEGER: The cost is substantial, ultimate cost varies according to the size of the list, as I understand that, the assessor's list.

MR. FREED: Everybody within 500 feet of the house, right?

MR. TORLEY: Yes.

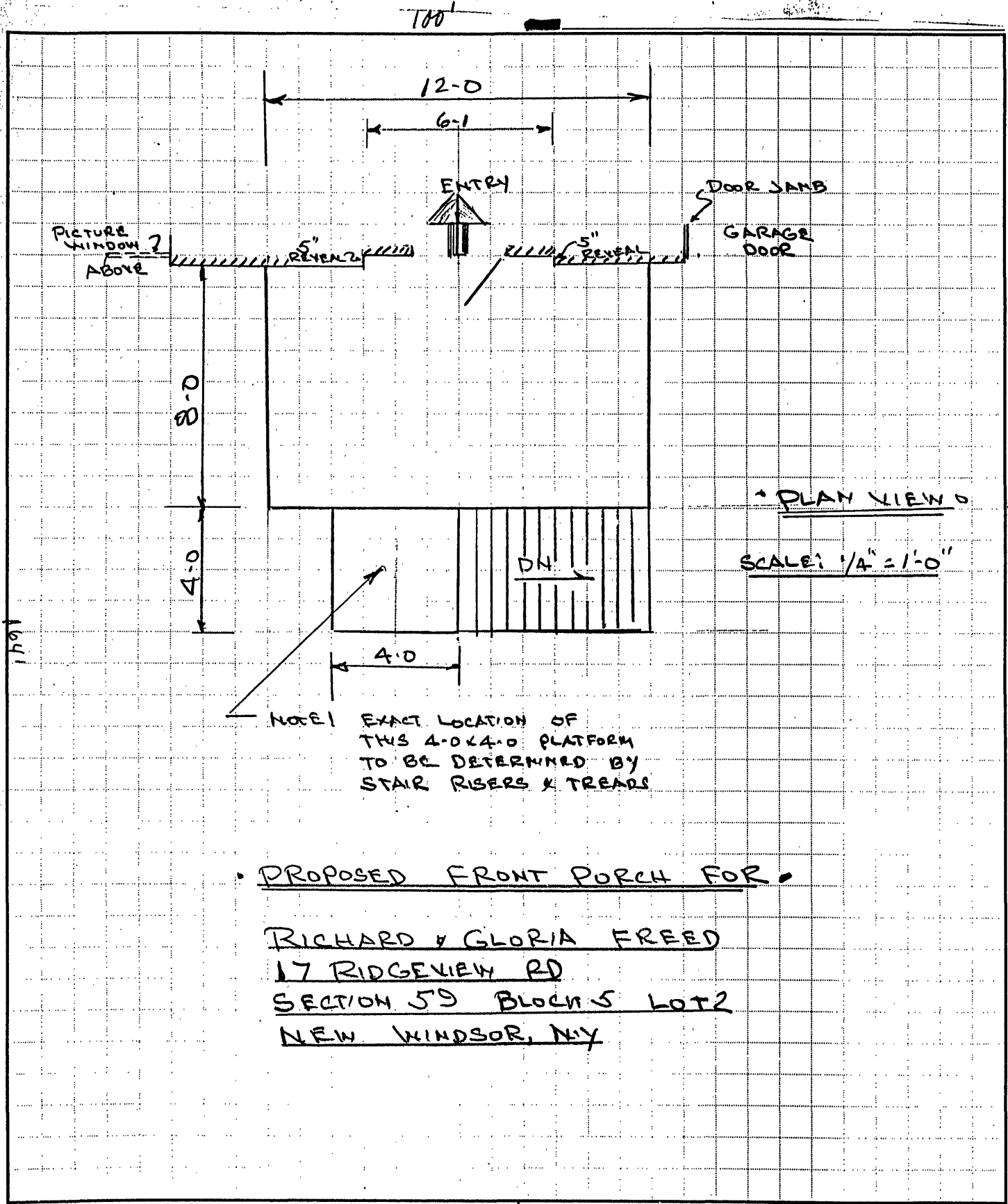
MR. FREED: If I was going to put an addition, it's the same thing as putting a porch on, right?

MS. BARNHART: Yes.

MR. FREED: Thank you all very much for your patience and time, thank you very much.

MR. TORLEY: If you are planning to do something else, do it now.

MR. KRIEGER: If you are going to make the application.



• PROPOSED FRONT PORCH FOR •

RICHARD & GLORIA FREED
17 RIDGEVIEW RD
SECTION 59 BLOCK 5 LOT 2
NEW WINDSOR, NY

Prelim:
Sept. 12, 1994

94-32

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: AUGUST 10, 1994

APPLICANT: RICHARD FREED
17 RIDGEVIEW ROAD
NEW WINDSOR, N.Y. 12553

496-4214

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: AUGUST 10, 1994
FOR (BUILDING PERMIT): TO CONSTRUCT A FRONT DECK
LOCATED AT: 17 RIDGEVIEW ROAD

ZONE: R-4

DESCRIPTION OF EXISTING SITE: SECTION: 59, BLOCK: 5, LOT: 2
ONE FAMILY

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. INSUFFICIENT FRONT YARD SET-BACK FOR PROPOSED FRONT DECK.


BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE: R-4	USE 9-E	
MIN. LOT AREA		
MIN. LOT WIDTH		
REQ'D FRONT YD	35FT.	29FT. 6FT.

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD

CC: Z.B.A., APPLICANT, B.P. FILES.

Rec'd 8/8/94

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
9. PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
10. THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
11. SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12. SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises

Richard Freed

Address

17 Ridgeview Rd 50662-1257 (496-4214)

Name of Architect

Address

Phone

Name of Contractor

James P. McLaughlin

Address

50 Williamsburg Dr Newbury, MA 02550 562-8147

State whether applicant is owner, lessee, agent, architect, engineer or builder.....

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the Left side of Ridgeview Rd
(N.S.E. or W.)
and 500 feet from the intersection of Valley & Ridgeview
2. Zone or use district in which premises are situated S9 R-4 Is property a flood zone? Yes..... No X
3. Tax Map description of property: Section..... Block 5 Lot 2
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy X b. Intended use and occupancy.....
5. Nature of work (check which applicable): New Building..... Addition..... Alteration X Repair.....
Removal X Demolition..... Other improvement
6. Size of lot: Front Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....
Is this a corner lot? NO
7. Dimensions of entire new construction: Front 8x12 Rear..... Depth..... Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms..... Baths..... Toilets.....
Heating Plant: Gas..... Oil..... Electric/Hot Air..... Hot Water.....
If Garage, number of cars..... 2
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use
10. Estimated cost \$1500 Fee.....
(to be paid on this application)
11. School District

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office Of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —
Planning Board.....
Highway.....
Sewer
Water
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

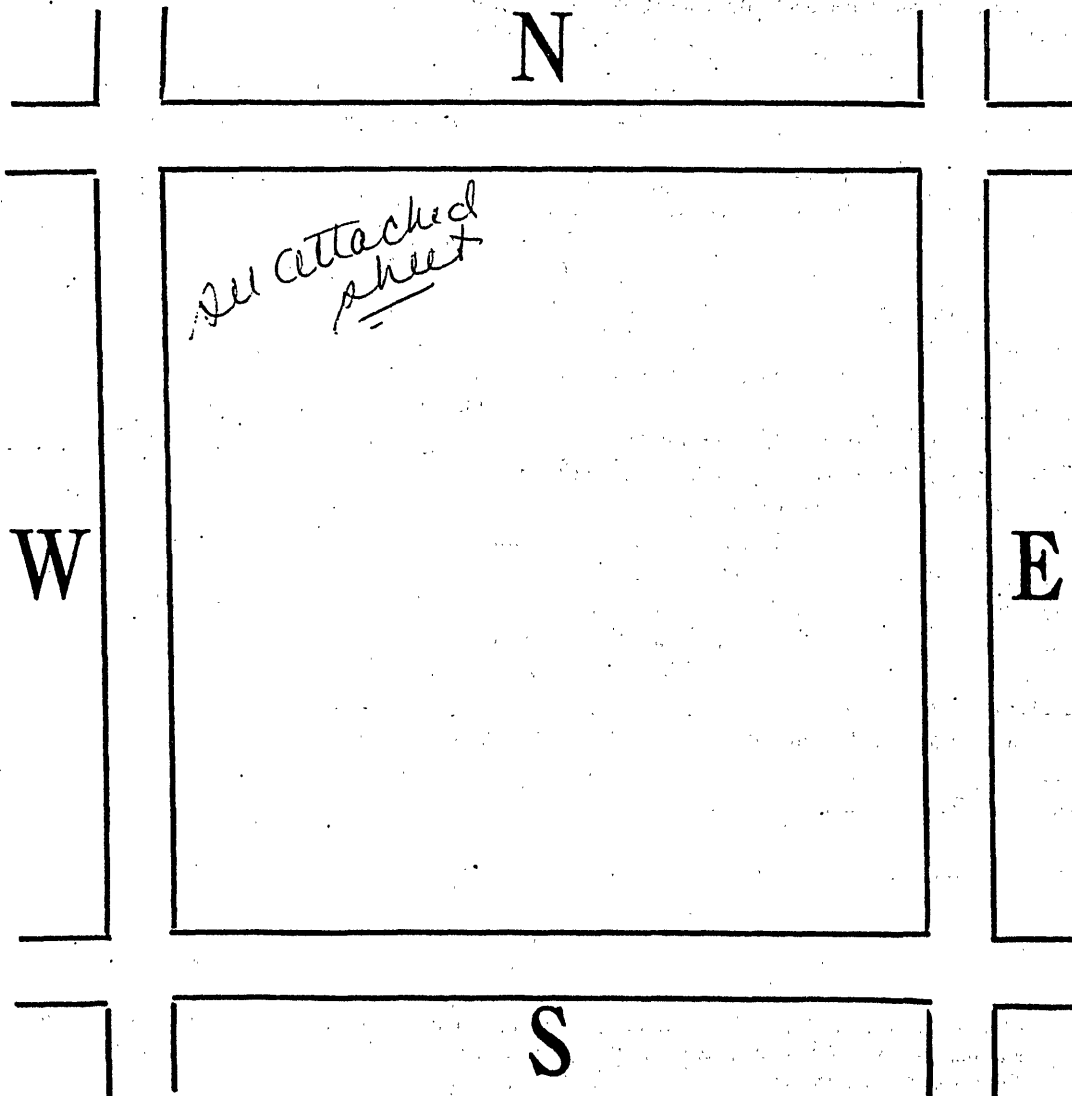
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....
(Signature of Applicant)

.....
(Address of Applicant)

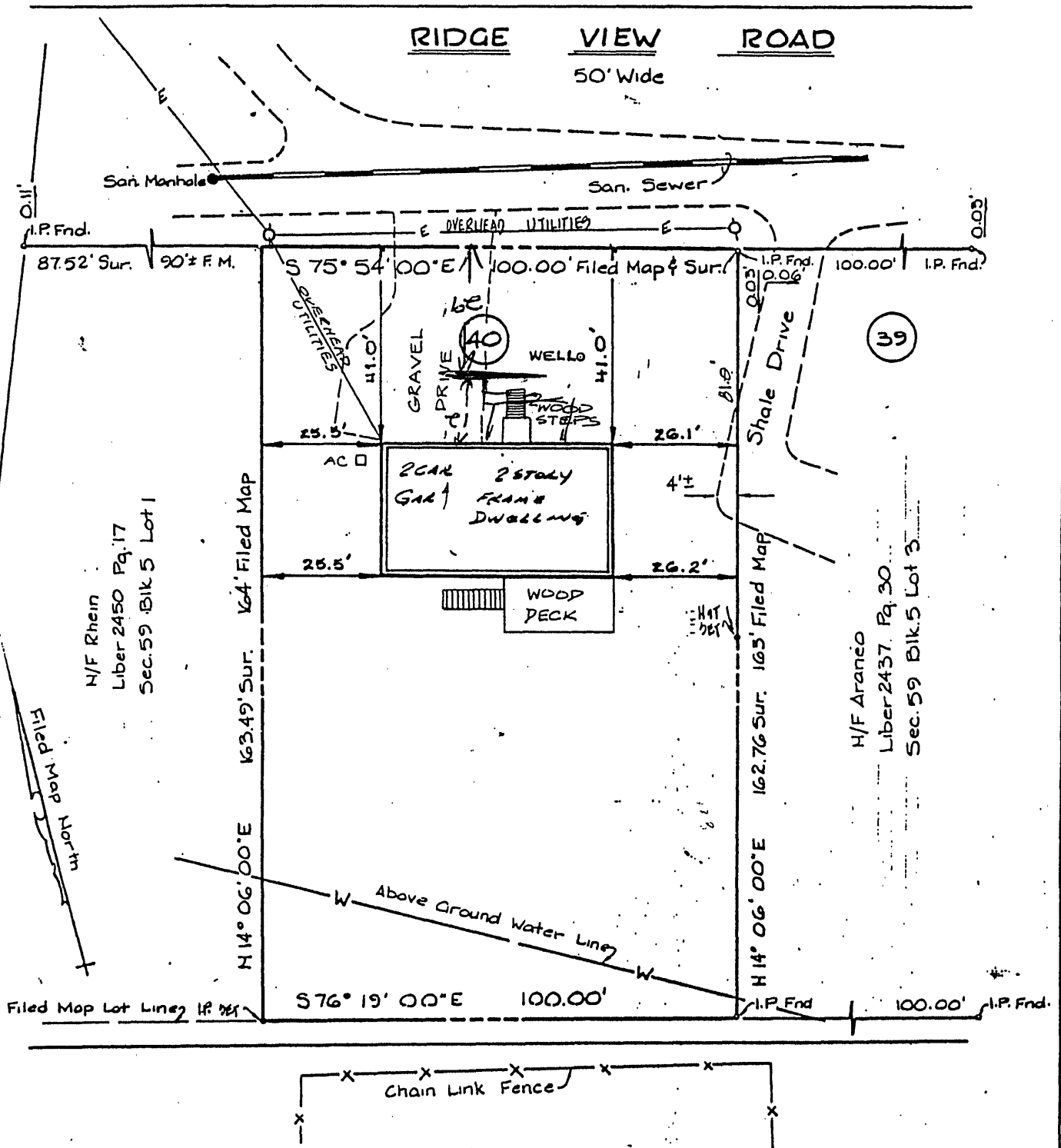
PLOT PLAN

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



BASE MAP BY C.B. FN'D LOC. J.D.A. CK R.J.M. FINAL J.D.A. CK R.J.M.

TAX MAP SECT. 59 BLK. 5 LOT 2

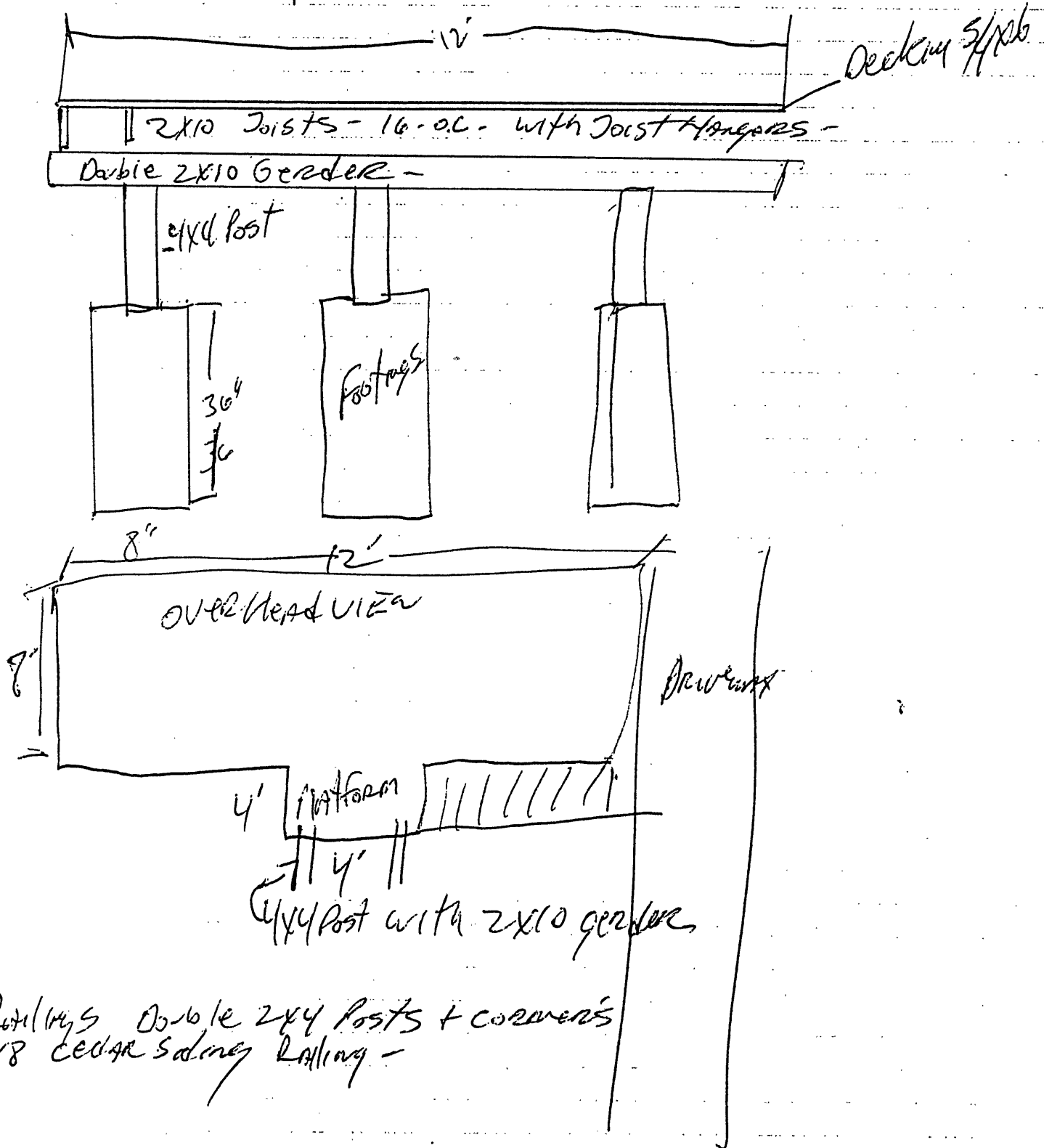


Area:
16313 Sq. Ft.

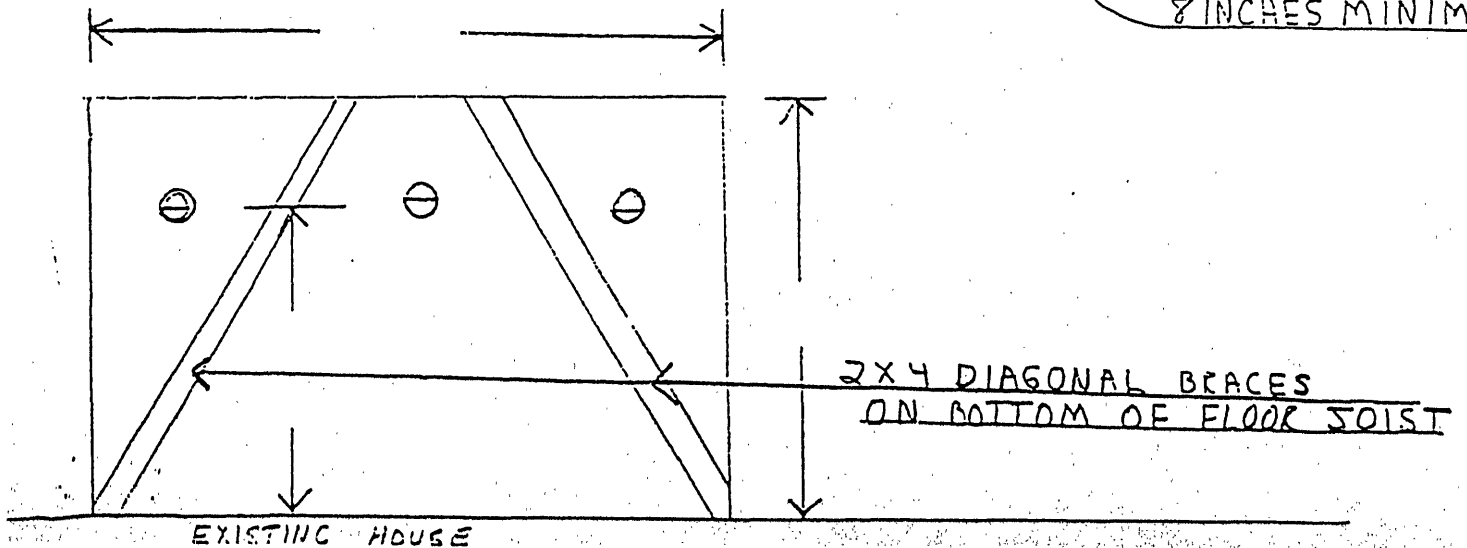
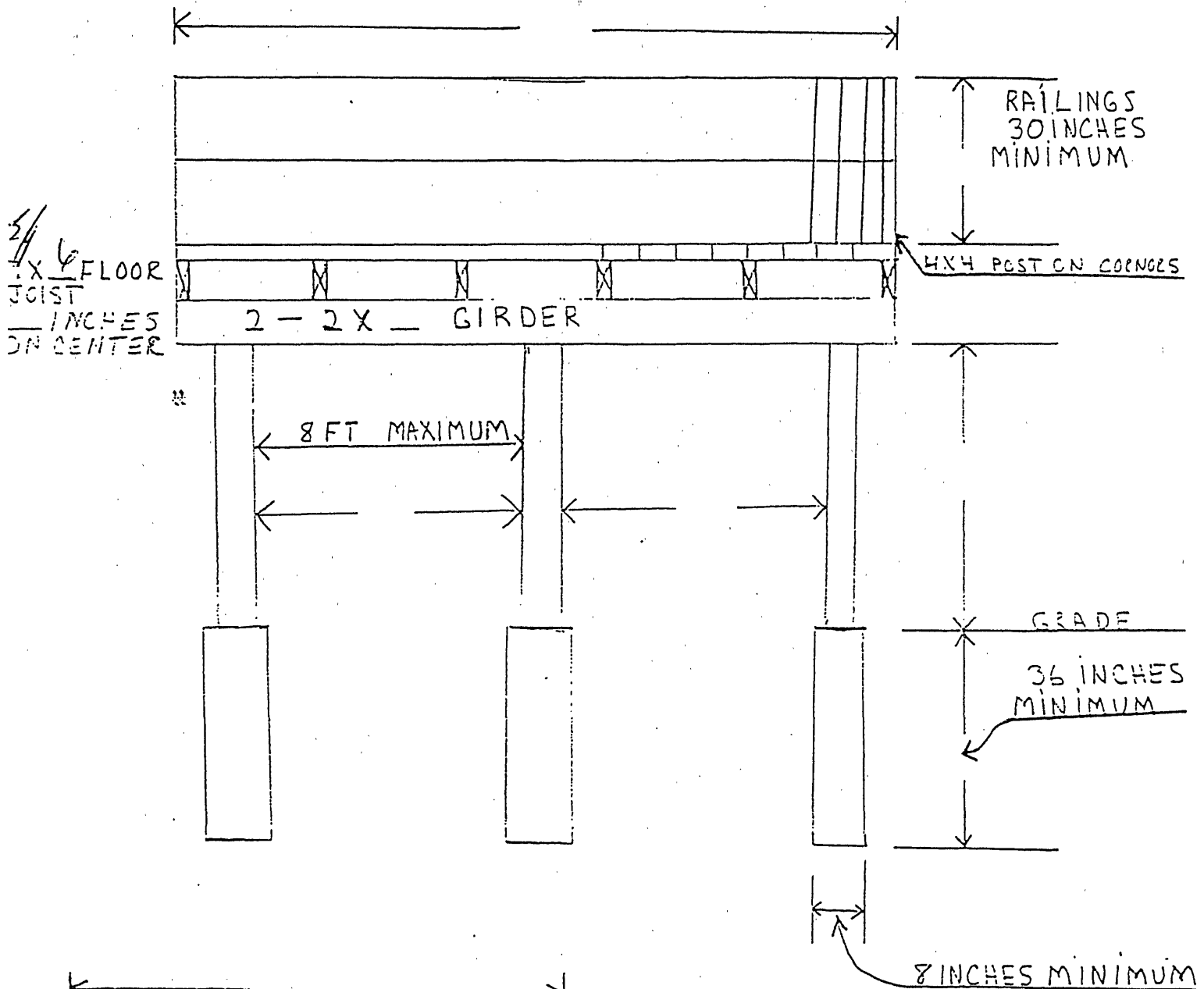
"OFFSETS SHOWN HEREON ARE CORRECT, HOWEVER, THEY SHOULD

Front -

RICHARD FROED
17 RIDGEVIEW ST



FRONT VIEW
NOT TO SCALE



SIDE VIEW

NOT

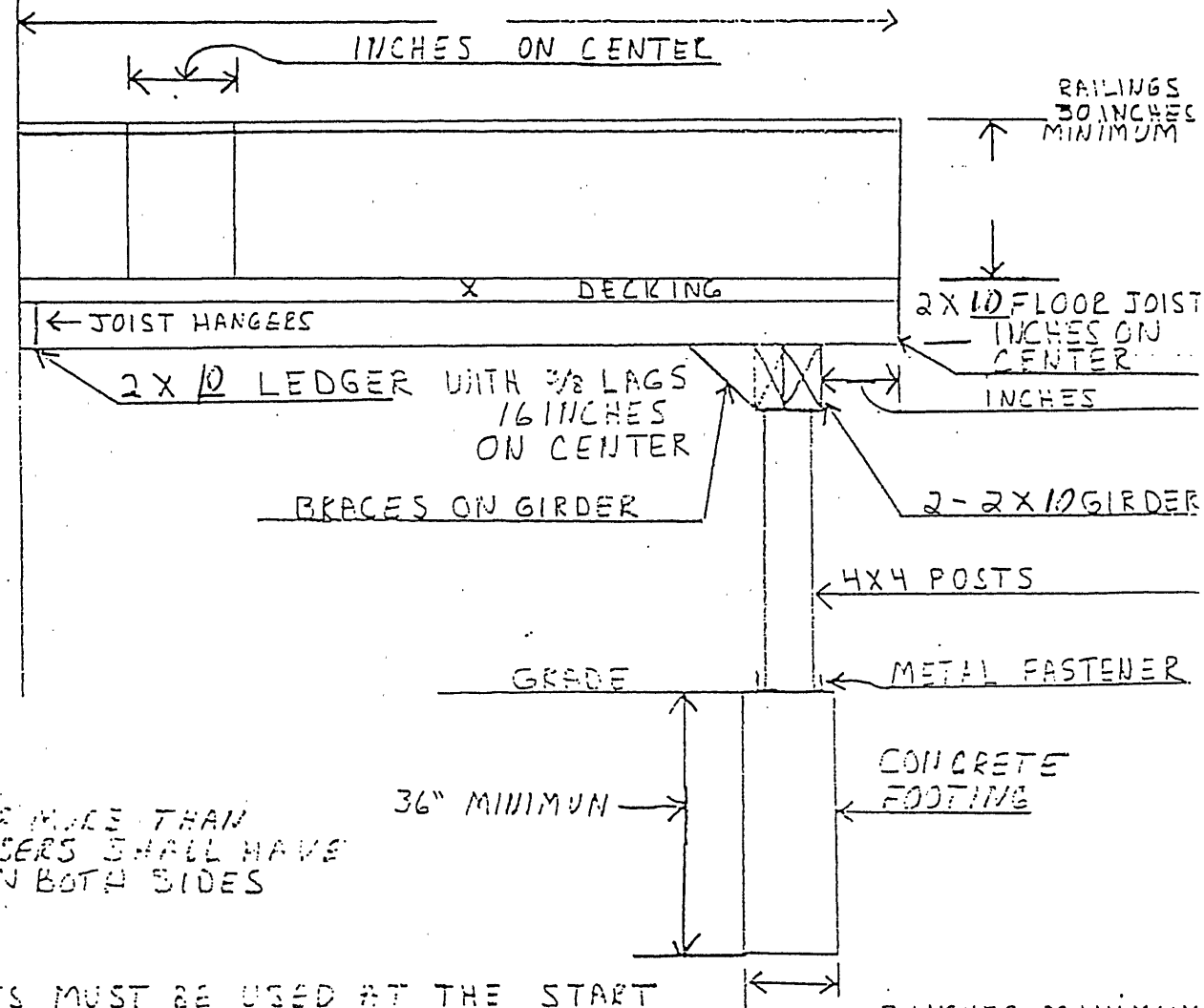
DECKS MORE THAN 18
INCHES ABOVE GRADE
SHALL HAVE RAILINGS

EXISTING
HOUSE

STAIRS OF MORE THAN
THREE RISERS SHALL HAVE
RAILINGS ON BOTH SIDES

4X4 POSTS MUST BE USED AT THE START
THE END AND ANY TURN FOR RAILINGS

8 INCHES MINIMUM

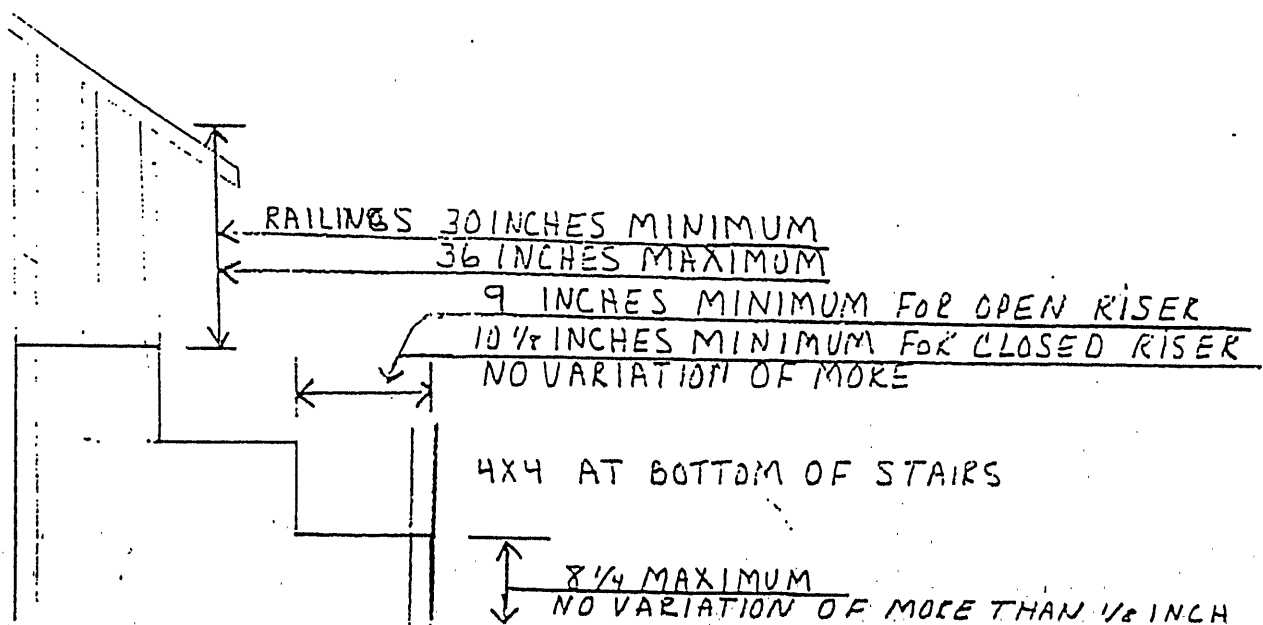


RAILINGS 30 INCHES MINIMUM
36 INCHES MAXIMUM

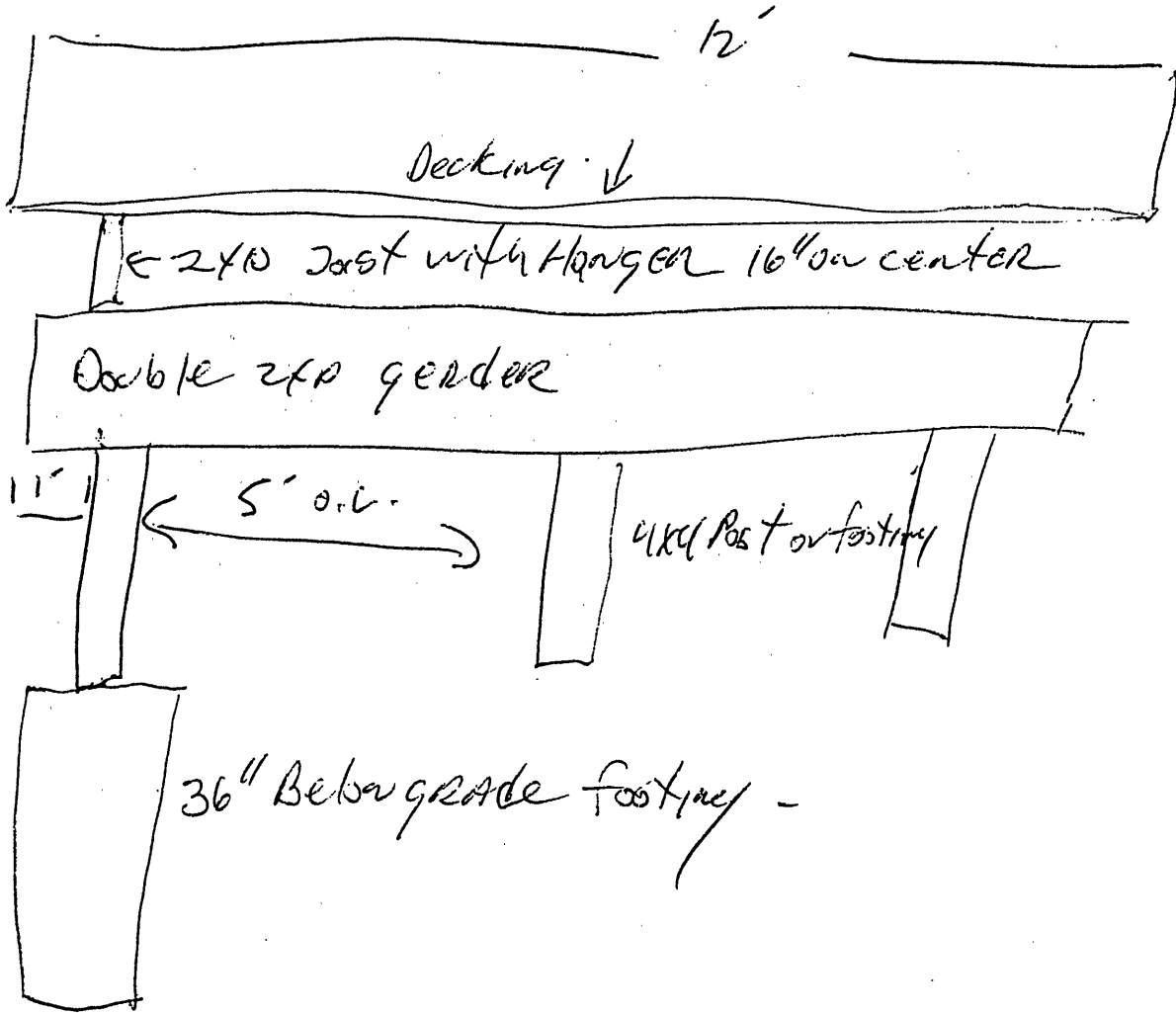
9 INCHES MINIMUM FOR OPEN RISER
10 1/8 INCHES MINIMUM FOR CLOSED RISER
NO VARIATION OF MORE

4X4 AT BOTTOM OF STAIRS

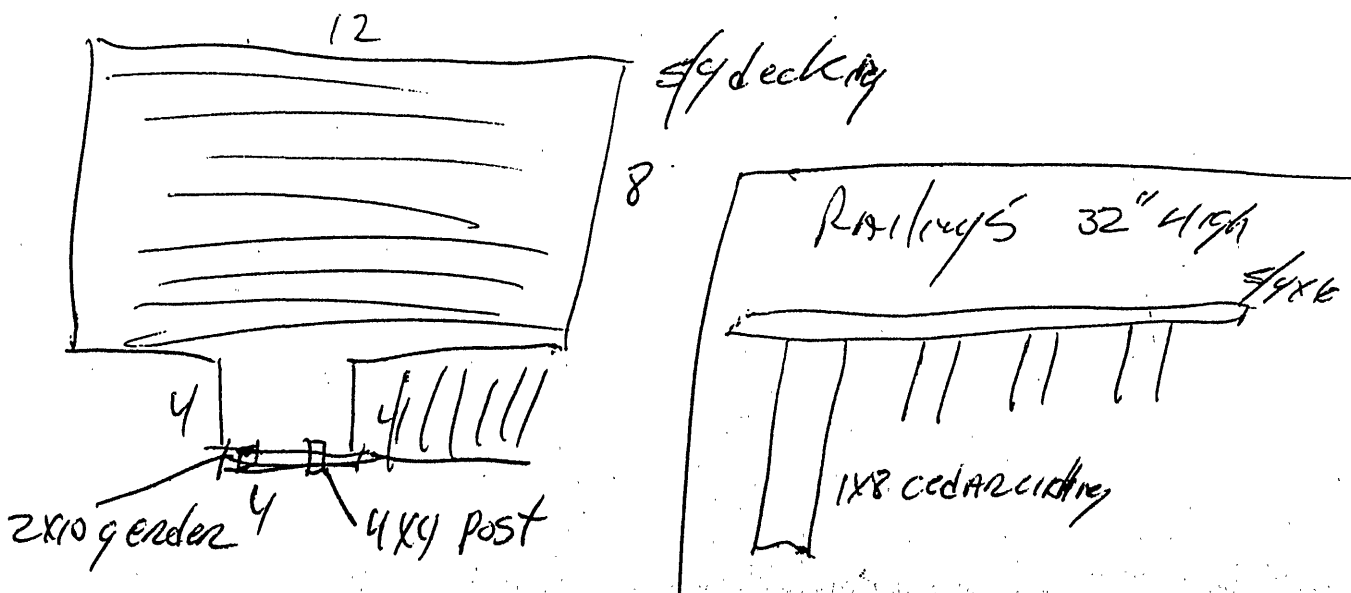
8 1/4 MAXIMUM
NO VARIATION OF MORE THAN 1/8 INCH

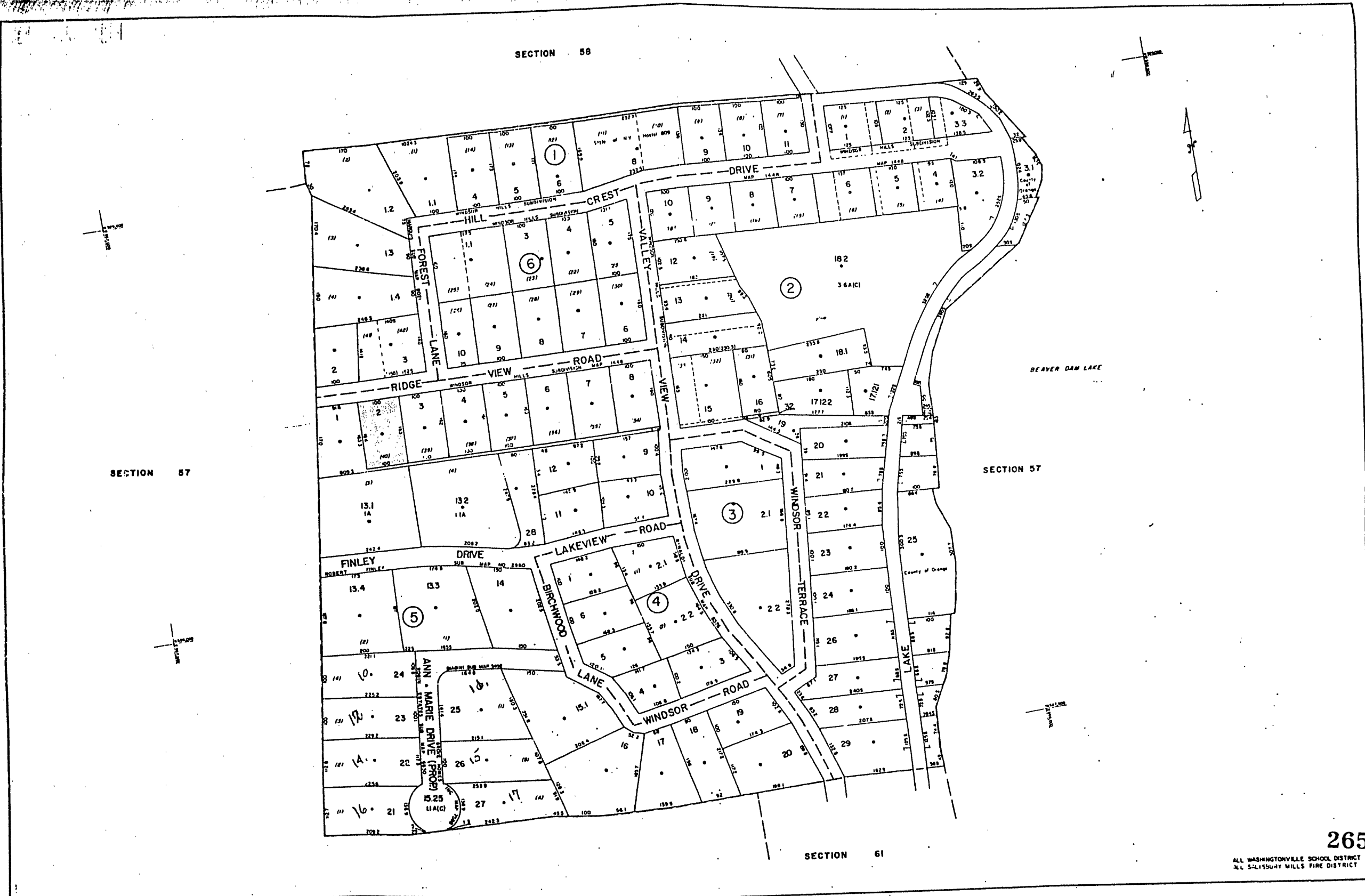


Front View



OVER HEAD Elevation





265

ALL WASHINGTONVILLE SCHOOL DISTRICT
ALL SLIDSBURY MILLS FIRE DISTRICT

Prepared by
AERO SERVICE CORPORATION
201-460-0100
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY/TOWN/VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
SLOPE & SECTION LIMIT	MATCH LINE	AREAS	STATE HIGHWAYS
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS	COUNTY HIGHWAYS
PROPERTY LINE			TOWN ROADS

ORANGE COUNTY-NEW YORK
Photo No. 7-344,345 8-497,498
Date of Photo 3-1-69
Date of Map 9-24-67
Date of Revision 3-1-81
Scale 1" = 100'

TOWN OF NEW WINDSOR
Section No. 59